



37 Mudjimba Beach Road, Mudjimba



## Beach position, big potential

Finding a modest home in a beachfront precinct is getting harder every year. Finding one in good condition even tougher. This home might be the exception to the rule. Offering a comfortable home now in one of the handiest beachside locations at a price that's within reach.

- 3 bedrooms/1bathroom. Open living and front verandah
- In excellent condition for age, predominantly original throughout
- 7 minute walk to the patrolled surf beach, shops & cafes
- Bay window makes the most of natural light and sea breezes
- Built in robes to all bedrooms, updated stove to kitchen
- Security insect screens and integrated alarm system installed
- Fridge & washing machine included (both quite new/good working order)
- Corner block means fewer neighbours and increased privacy
- Fenced 597sqm block with gated side access for a large vehicle/caravan
- 3m x 3m garden shed and established trees/gardens surround
- Low maintenance brick and colorbond exterior. Room for a pool or shed
- Ready to move into, or land bank this amazing position for the future

7 minutes walk to the beach one way, and 15 minutes the other way to school, major shopping and services. The small house footprint means plenty of garden and

3 1 597 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2560
<b>Land Area</b>	597 m2
<b>Floor Area</b>	111.48 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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opportunity to add more home, pool or a garage down the line. Whether you looking for potential or simply want a neat down-size that allows you to hit the road whenever you feel like it, this home has something for everyone.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$470/week

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